

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	SDL Ecology	App No:	261358
Address:	Land South Of Oldhouse Farm, Shinfield, RG2 9AE.		
Proposal:	Full application for use as a film studio backlot for a temporary period of 5 years.		
Type of Development:	Major All other developments		
Site Visit Made:	Yes/ No		

Summary Of Recommendations

- ☐ No comment
- ☒ **No objection**
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Considering the proposals in light of the evidence presented in the submitted Ecological Statement (EPR, no ref, May 2026), I have no ecological objection this full application and can recommend that no ecological conditions (other than the statutory biodiversity net gain condition which would automatically be applied should permission be granted) need to be applied.

I can recommend that the biodiversity net gain baseline can be agreed as per submitted metric iteration 1.

Conditions & Reasons (if required)

n/a

Date:	5 October 2026	Signed:	D. Fisher
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